
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: February 28, 2007

SITE PLAN: **AFP-06-050**

TITLE: Staley Residence

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
Addition between residence and detached garage

ADDRESS: 415 Lakelands Drive

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant/architect: Case Design

Property Owner: Mike & Tracy Staley

STAFF PERSON: Allen Meyer, Planning Intern

Enclosures:

Staff Comments

Exhibit 1: Site Location map

Exhibit 2: Application

Exhibit 3: Adjacent property owner's notifications

Exhibit 4: February 6, 2007 (sunroom/porch over existing deck) approval letter from the Lakelands Community Association

Exhibit 5: House location plat

Exhibit 6: Existing floor plan

Exhibit 7: Proposed floor plan

Exhibit 8: Building materials

Exhibit 9: Proposed left elevation

Exhibit 10: Proposed right elevation

STAFF COMMENTS

This single family house is located at 415 Lakelands Drive in the Lakelands subdivision (Exhibit #1). The property is located in the MXD (Mixed Use Development) Zone. The application (AFP-06-050) proposes enclose the space between the house and the detached garage with a sunroom (Exhibit #2). This addition is 497 square feet and is 89 square feet over the 15 percent threshold.

The roofing materials and siding will match those on the existing house. The gutters and columns will also match those on the house. A sliding French panel door will lead to the existing patio on the left elevation (Exhibit #8-10).

This application comes before the Planning Commission because of the recently adopted Text Amendment T-372, which requires additions above 15 percent of the originally constructed dwelling, to be approved by Planning Commission.

§24-172A(b)(3)(e) states:

“Minor revisions to a single family detached, semi-detached, or attached dwelling that do not increase the square footage of a dwelling as originally constructed on any/or all floors by more than fifteen percent (15%) and that have been approved by the homeowners association of the subject property, if applicable.”

This application has been approved by the Lakelands Community association (exhibit #4).

Staff finds that this application conforms to the requirements of the zoning ordinance.

Staff recommends to the Commission **granting AFP-06-050 – 415 Lakelands Drive in the Lakelands, AMENDMENT TO FINAL PLAN APPROVAL, finding it in conformance with §§ 24-170 and 24-172 of the city’s zoning ordinance, with no conditions.**

AFP-06-050

Staley Residence

AFP-06-050.mxd • 20-Feb-2007 • AM



MD State Plane
HPGN NAD 83/91

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City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov



PENGAD 800-631-5989

1

AFP-06-050

2-28-07

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	AFP-06-050
Date Filed	11/9/06
Total Fee	\$300 PD

1. SUBJECT PROPERTY

Project Name Staley Residence
Street Address 415 Lakelands Drive
Zone _____ Historic area designation ☐ Yes ☐ No
Lot 6 Block F Subdivision Lakelands
Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name Brian Bitner
Street Address 4701 Sangamore Road North Plaza Suite No. 40
City Bethesda State MD Zip Code 20816
Daytime Telephone 301-229-7852

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Case Design
Architect's Maryland Registration Number _____ Telephone _____
Street Address 4701 Sangamore Road North Plaza Suite Number 40
City Bethesda State MD Zip Code 20816

Engineer's Name _____
Engineer's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____

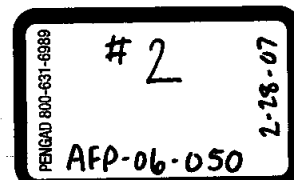
Developer's Name _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Mike and Tracy Staley
Street Address 415 Lakelands Drive Suite No. _____
City Gaithersburg State MD Zip Code 20878
Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

One story addition with Covered Porch**7. PROJECT DETAIL INFORMATION****a. POPULATION CHANGES (if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number 6

Total number per shift

Resident estimate: Total number 0

Total number per dwelling unit

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			6017
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			1
4. Height of Tallest Building			30 Feet
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			40%
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Benn Bitton - Case DesignApplicant's Signature Benn Bitton - Case DesignDate 11-9-06Daytime Telephone 301-224-7852

P&CA

PLANNING AND CODE ADMINISTRATION



City of Gaithersburg - 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336
 plancode@gaitHERSBURGMD.GOV • www.gaitHERSBURGMD.GOV

**MINOR AMENDMENT TO FINAL PLAN
FOR STAFF APPROVAL**

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 415 LAKE LANDS DRIVE
 LOT 6 BLOCK F SUBDIVISION LAKE LANDS
 CHANGES REQUESTED One story Addition to connect House and Garage
 (see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance)

To Whom It May Concern:

The City of Gaithersburg Planning and Code Administration has received a request for staff approval of a minor amendment to a site plan for the above property. This application was submitted by Mike Staley/K&C Design (name of applicant/builder) to the City on 11-9-06 [date]. For your reference, a copy of the proposed site plan can be reviewed at City Hall, in the Planning and Code Administration, Monday through Friday, 8 a.m. to 5 p.m.

The Planning and Code Administration staff reviews these applications on a weekly basis. Any comments which you wish to make (oral or written) should be directed the Planning and Code Administration within 7 days of the date of this letter. Please note that those comments which object to the application but do not specifically reference the proposed modifications and any adopted architectural standards will not be considered by staff. Copies of adopted architectural standards are available from the Planning and Code Administration, from 8 AM to 5 PM, Monday through Friday.

The Planning and Code Administration staff will make every effort to allow input by either phone or mail prior to taking action. However, if a response is not received within 7 days, the application will be processed.

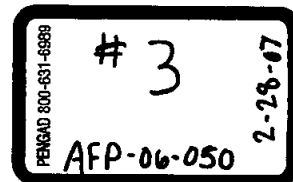
Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on 11-13-06 (date).

Address: 807 Linshire St
 Lot: _____ Block: _____ Subdivision: _____

NOTE: Any reproduction of this form must include the back side. Forms which are given to adjacent property owners but do not contain Sec. 24-172(c) of the Zoning Ordinance will not be accepted as proper notification.

continued on reverse side

01/2006



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MINOR AMENDMENT TO FINAL PLAN FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 445 Lakelands Drive
 LOT 6 BLOCK F SUBDIVISION Lakelands
 CHANGES REQUESTED One story Addition to convert House into Garage
 (see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance)

To Whom It May Concern:

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Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on 11-13-06 (date).

Address: 813 Linshire St.
 Lot: _____ Block: _____ Subdivision: _____

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MINOR AMENDMENT TO FINAL PLAN FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 415 Lakelands Drive
 LOT 6 BLOCK F SUBDIVISION Lakelands
 CHANGES REQUESTED One story Addition to connect House and Garage
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

To Whom It May Concern:

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Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on 11-13-06 (date).

Address: 419 Lakelands Drive
 Lot: _____ Block: _____ Subdivision: _____

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ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 415 LAKELANDS DRIVE
 LOT 6 BLOCK F SUBDIVISION LAKELANDS
 CHANGES REQUESTED One story Addition to connect House and Garage
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

To Whom It May Concern:

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Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on 11-13-06 (date).

Address: 414 LEARNING OAK ST.
 Lot: _____ Block: _____ Subdivision: _____

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In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

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[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

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Address: 809 Lushane St
 Lot: _____ Block: _____ Subdivision: _____

NOTE: Any reproduction of this form must include the back side. Forms which are given to adjacent property owners but do not contain Sec. 24-172(c) of the Zoning Ordinance will not be accepted as proper notification.

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01/2006



ComSource Management, Inc

www.lakelands.org

Lakelands Community Association
960 Main Street
Gaithersburg, MD 20878
P. 240-631-8338
F. 240-631-8311

February 6, 2007

Mike Staley
415 Lakelands Dr
Gaithersburg, MD 20878

Dear Mr. Staley

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

Change(s) Add a sunroom/porch to be built over existing deck to connect to the house and the detached garage

Approved with the following stipulation

- **Drainage: Any adverse drainage requirements which might result from construction of a deck, patio, or screened porch must be considered and remedied.**
- **Metal roof to match front porch**

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

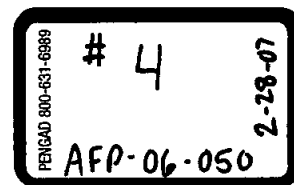
Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at Debbie@lakelands.org

Sincerely,


Deborah Durham, CMCA, AMS®
Community Property Manager
Lakelands Community Association

cc: UNIT FILE



Staley

FINAL LOCATION PLAT

LOT 6

BLOCK F

PLAT 14

LAKELANDS

Montgomery County, Maryland

Scale: 1"=30'

Plat Book 191

January 28, 2000

Plat # 20888

MACRIS, HENDRICKS and GLASCOCK, P.A.

ENGINEERS * PLANNERS * SURVEYORS

9220 WIGHTMAN ROAD, MONTGOMERY VILLAGE, MD. 20886

(301) 670-0840

I hereby certify that the survey shown hereon is correct and the property is as delineated on the above stated plat as recorded among the Land Records of Montgomery County, MD. The improvements were located by acceptable surveying practices made on January 28, 2000. Unless shown hereon, there are no visible encroachments. I further certify that no portion of the property lies within the designated 100 year flood plain as reflected on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency.

CERTIFIED CORRECT AS OF May 10, 2000

Douglas H. Riggs III

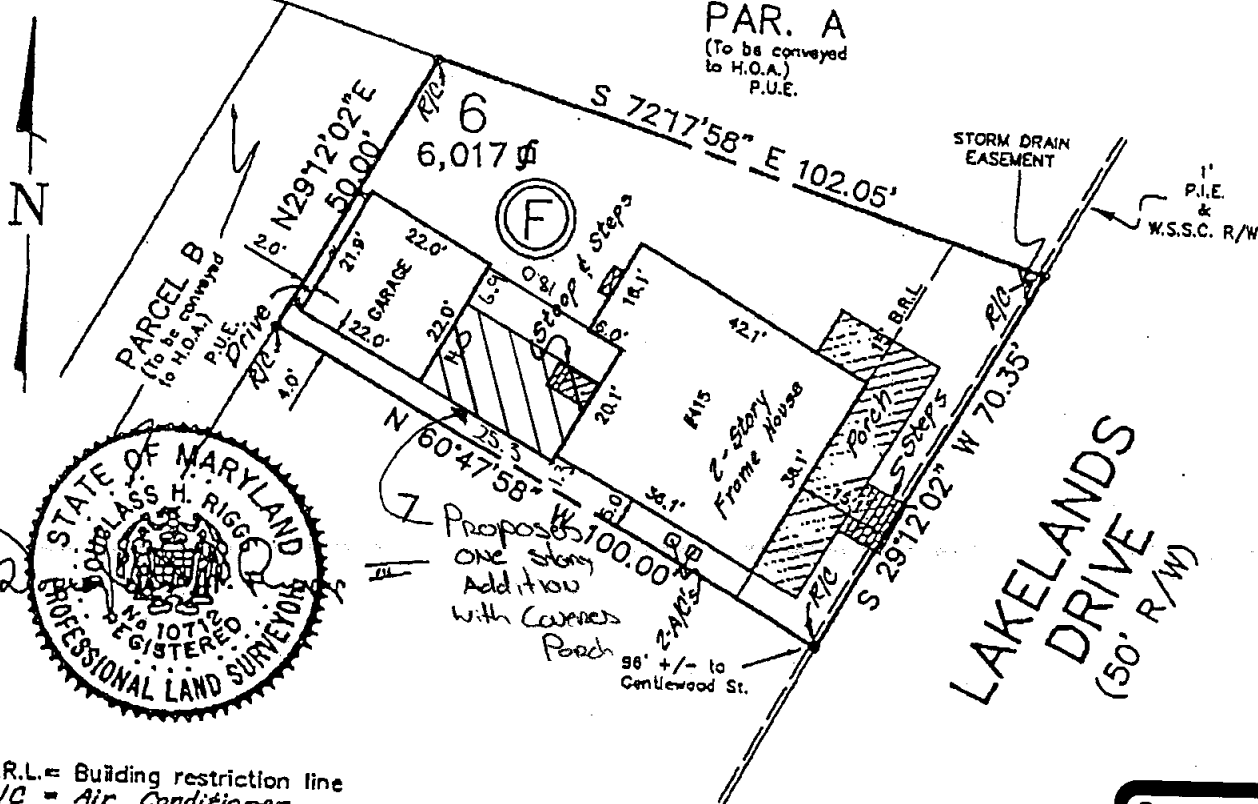
DOUGLASS H. RIGGS, III

Professional Land Surveyor, MD. NO. 10712

Douglas H. Riggs III

Dougllass H. Riggs III

Professional Land Surveyor Md. No. 10712



B.R.L. = Building restriction line
A/C = Air Conditioner
R/C = Rebar & Cap

Note:

15 foot wide extinguishable slope easement along street frontage granted on record plat.
Existence of property corner markers not guaranteed by this survey, unless indicated hereon.
No title report furnished. Not to be used for the construction of fences or other improvements. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. All distances shown are plus or minus 0.3 of a foot (±).

PENGAD 800-631-6889	# 5	2-26-07
	AFP-06-050	
	WC F	
	Field RL ML Draft BH CK Check CK BY	
MH&G # 98-377		



Annapolis
1511 Ritchie Highway,
Suite 101B
Arnold, MD 21012
410.349.4130 (f)
410.349.4135

Chantilly
14301-C Sullyfield Cir
Chantilly, VA 20151
703.803.2273 (f)
703.803.9025

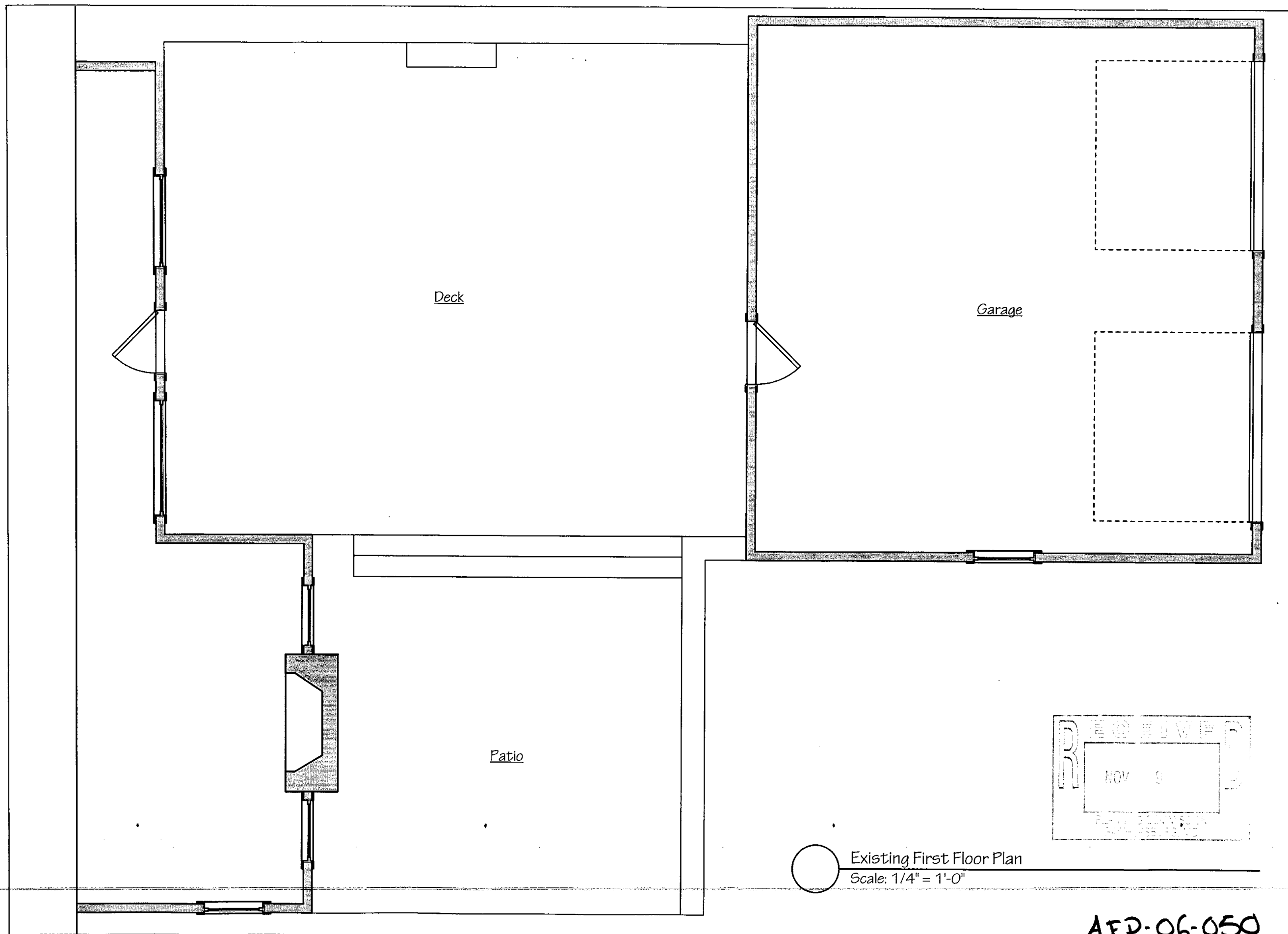
Staley Residence
415 Lakelands Drive
Gaithersburg, MD 20878

$$1/4'' = 1'-0''$$

Proj. Manager:

Of:

6
AFP-06-050



Existing First Floor Plan
Scale: 1/4" = 1'-0"

AFD-06-050



Bethesda 4701 Sangamore Road North Plaza, Suite 40 Bethesda, MD 20816 301.229.4600 (f) 301.229.3185	Annapolis 1511 Ritchie Highway, Suite 101B Annapolis, MD 21012 410.349.4130 (f) 410.349.4135
Falls Church 701 Park Avenue Falls Church, VA 22046 703.241.2980 (f) 703.534.0207	Chantilly 14301-C Sullyfield Circle Chantilly, VA 20151 703.803.2273 (f) 703.803.9025

Staley Residence
415 Lakelands Drive
Gaithersburg, MD 20878

Date:

Scale:

1/4" = 1'-0"

Proj. Number:

Proj. Designer: Brian J. Bitner

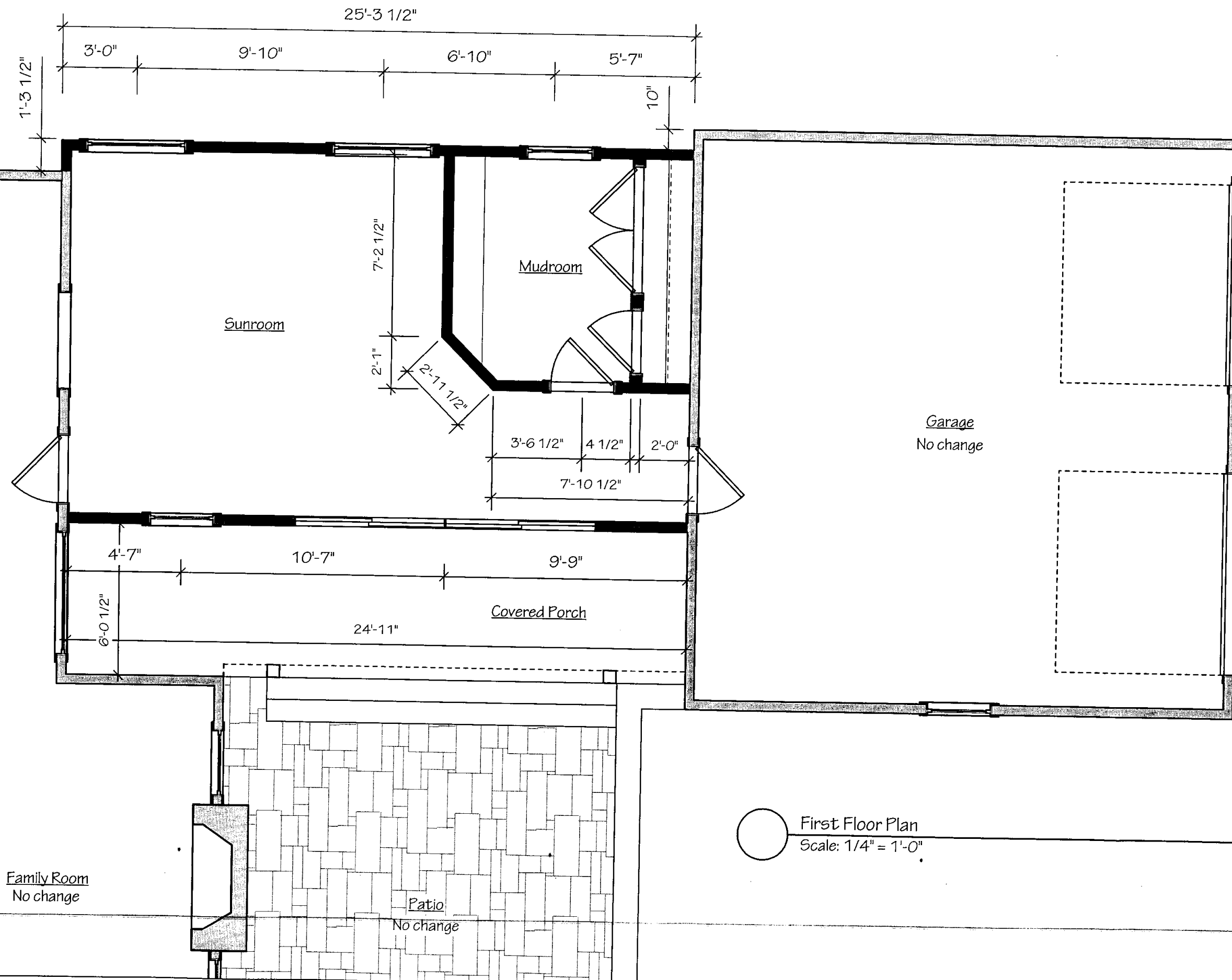
Proj. Designer: Jason Evans

Proj. Manager:

Sheet:

Of:

7
AFP-06-050
2-28-07



Staley Residence
415 Lakelands Drive
Gaithersburg, MD 20878

January 17, 2007

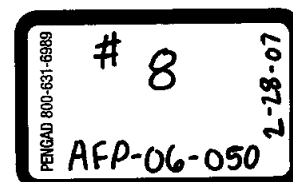
MATERIAL OUTLINE

Project Scope: Construct a one story sunroom addition to connect garage and main house.

SPECIFICATIONS

Exterior Finishes: All exterior details and materials to blend with or match the existing main house and garage.

- Vinyl siding: Profile and color to blend with existing.
- Door and window trim: Wood, profile, size and color to blend with existing.
- Soffits and overhangs: Wood, profile, size and color to blend with existing.
- Gutters and downspouts: Aluminum, profile, size and color to blend with existing.
- Roofing material: Fiberglass shingles – style and color to blend with existing
- Roofing material: Standing seam metal – To blend with existing
- Porch Columns: Size and profile to blend with existing.
- Porch Floor: Trex decking material, Color TBD
- Doors and Windows: Andersen with grilles between the glass, white exterior.
 - Doors: Andersen French wood gliding.
 - Windows: Andersen 200 series double hung and awning.





Bethesda
4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
301.229.4600
(f) 301.229.3185

Annapolis
1511 Ritchie Highway,
Suite 101B
Annapolis, MD 21012
410.349.4130 (f)
410.349.4135

Falls Church
701 Park Avenue
Falls Church, VA 22046
703.241.2960
(f) 703.534.0207

Chantilly
14301-C Sullyfield Circle
Chantilly, VA 20151
703.803.2273 (f)
703.803.9025

Staley Residence
415 Lakelands Drive
Gaithersburg, MD 20878

Date:

Scale:

1/4" = 1'-0"

Proj. Number:

Proj. Designer: Brian J. Bitner

Proj. Designer: Jason Evans

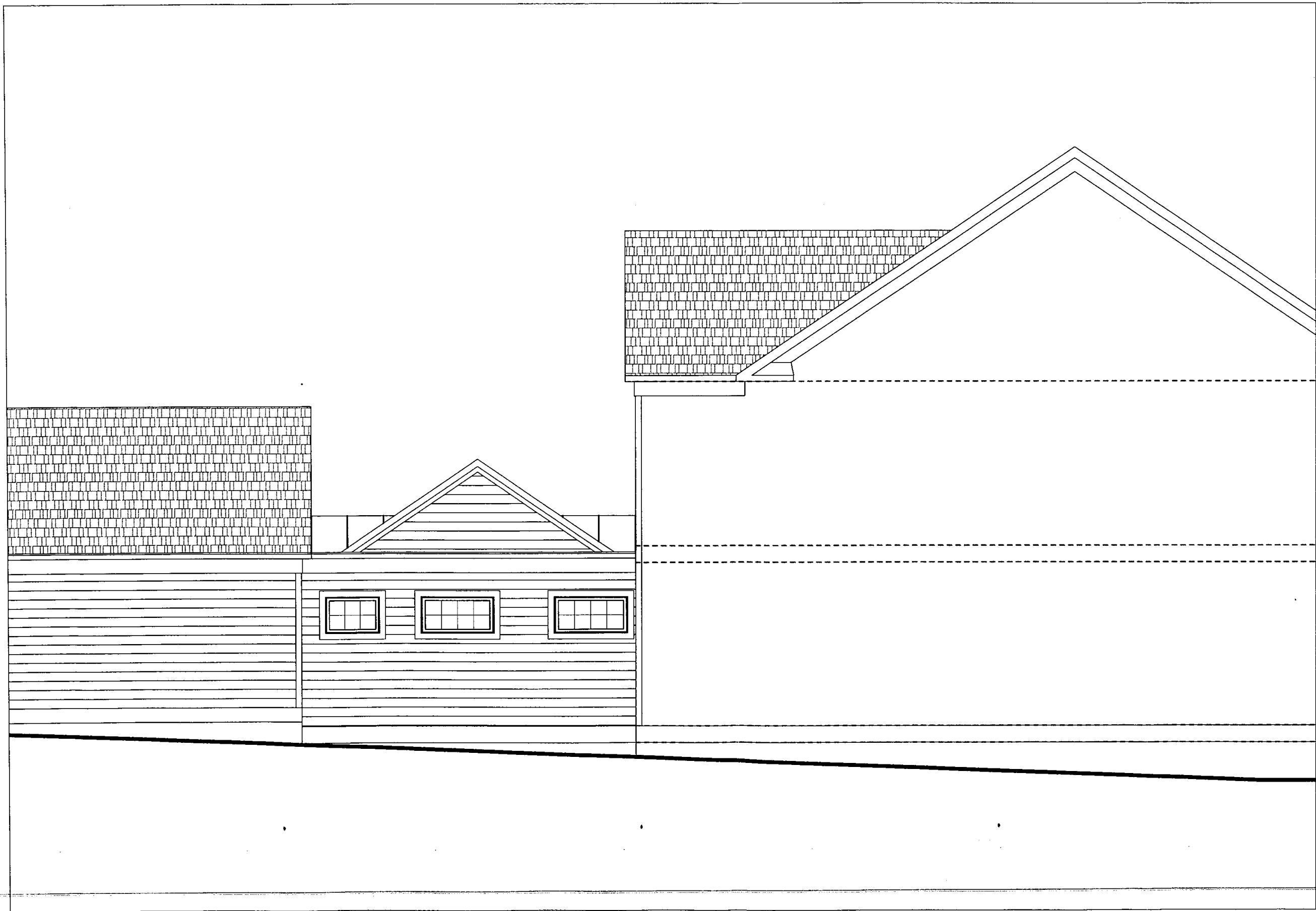
Proj. Manager:

Sheet:

Of:

9
AFP-06-050
2-28-07

PENGAD 800-631-6383



Bethesda
4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
301.229.4600
(f) 301.229.3185

Annapolis
1511 Ritchie Highway,
Suite 101B
Arnold, MD 21012
410.349.4130 (f)
410.349.4135

Falls Church
701 Park Avenue
Falls Church, VA 22046
703.241.2860
(f) 703.534.0207

Chantilly
14301-C Sullyfield Circle
Chantilly, VA 20151
703.803.2273 (f)
703.803.9025

Staley Residence
415 Lakelands Drive
Gaithersburg, MD 20878

Date:

Scale:

1/4" = 1'-0"

Proj. Number:

Proj. Designer: Brian J. Bitner

Proj. Designer: Jason Evans

Proj. Manager:

Sheet:

Of:

10
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